

**Back Bay Architectural Commission**  
**Public Hearing Minutes**  
Boston, Massachusetts, 02201

**August 12, 2020**

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**DESIGN REVIEW HEARING**

**A public hearing of the Back Bay Architectural Commission was held virtually through [HTTPS://US02WEB.ZOOM.US/J/88955732156](https://us02web.zoom.us/j/88955732156)**

**Commissioners Present:** James Berkman; John Christiansen; Meredith Christensen; Kathleen Connor; Jerome CooperKing; Iphigenia Demetriades; David Eisen; Zsuzsanna Gaspar; Ethel MacLeod; David Sampson; and Robert Weintraub.

**Commissioners Not Present:** Lisa Saunders and Kenneth Tutunjian.

**Staff Present:** Joseph Cornish, Director of Design Review; Gabriela Amore, Preservation Assistant.

**5:02 PM** Commissioner Connor called the public hearing to order. Commissioner Connor reported that the public hearing is being recorded by staff and asked members of the public recording the hearing to make themselves known. Lauren Bennett made herself known as a member of the public recording the hearing. Commissioner Connor explained that during public comment periods of the hearing members of the public will be limited to two minutes per person and that comments should be focused on a project's exterior architectural features which include landscaping. She reminded members of the public that issues related to use, street traffic and noise are outside of the Commission's purview.

**DESIGN REVIEW**

21.0066 BB

224 Clarendon Street

Representatives: Thomas Trykowski and Steven Griffin

Proposed Work: Refurbish Clarendon Street entrance.

Staff read its recommendation to approve the application.

Mr. Trykowski presented photos of existing conditions and plans for the proposed work. The Commission discussed the proposed porcelain panel at the entry, and appropriate materials for the ceiling area. The Commission questioned the use of three different materials at this one location.

During public comment Paula Daher asked if the existing plaque is appropriate and supported the original proposal of using both stone and porcelain at the entry. Tom High of backbayhouses.org explained that the existing black marble is not original, and suggested moving the plaque

inside the building. Sue Prindle from the Neighborhood Association of the Back Bay (NABB) asked if there are any ADA issues with the entrance.

In conclusion the application was approved with provisos. J. Christiansen initiated the motion and D. Sampson seconded the motion. The vote was 5-4 (Y: JC; MC; KC; ZG; DS; N: JCK; ID: EM; RW)

- The existing plaque be eliminated and granite goes around the top and sides of the new doors.

20.0903 BB

271 Dartmouth Street:

Representative: Paula Modica

Proposed Work: Replace twenty-four non-historic windows with aluminum clad windows.

Staff read its recommendation to deny this application without prejudice.

Ms. Modica presented photos of existing conditions and plans for the proposed work. The Commission discussed the fact that all of the existing windows are aluminum clad windows, and that aluminum clad windows have been approved at upper stories only of some large buildings in the district. They also discussed the fact that the windows being replaced are scattered throughout the building rather than limited to one façade or floor level.

During public comment Thomas Trykowski spoke in favor of replacing the upper-story windows with aluminum clad windows, while treating the windows at the lower stories and those with the Moorish details differently. Anne Drasen, owner of a condo unit in this building spoke in support of approving the application.

In conclusion the application was approved. R. Weintraub initiated the motion and J. CooperKing seconded the motion. The vote was 9-0 (JC; MC; KC; JCK; ID; ZG; EM; DS; RW).

21.0067 BB

50-52 Commonwealth Avenue

Representatives: Asma Rashid and J. Michael Sullivan

Proposed Work: At rear elevation attach air-conditioning condenser to rear wall.

Staff read its recommendation to deny this application without prejudice.

Ms. Rashid presented photos of existing conditions and plans for the proposed work. Commission members discussed the fact that the proposed project is contrary to the Commission's guidelines which require HVAC

equipment to be located on the roof. The Commission also discussed the fact that this is a commercial unit located within a mostly residential building, asked if it could be located at another location on the ground, and questioned if it would be damaged by traffic in the alley at its proposed location.

During public comment Tom High of backbayhouses.org commented that the Commission has consistently denied similar applications and asked that a location on the roof or ground be explored. Maggie Huff-Rousell questioned the difference between the proposed HVAC unit and a portable window air-conditioning unit.

In conclusion the application was denied without prejudice. I. Demetriades initiated the motion and J. CooperKing seconded the motion. The vote was 8-0-1 (Y: JC; MC; KC; JCK; ID; ZG; EM; DS; N: None; ABS: RW).

21.0020 BB

132 Commonwealth Avenue:

Representative: Christine Letzeiser

Proposed Work: At rear elevation attach air-conditioning condenser to rear wall.

Staff read its recommendation to approve the application with provisos.

Ms. Letzeiser presented photos of existing conditions and plans for the proposed work. She explained that she explored location equipment on the roof; however, the roof rights are controlled by the top floor unit owner.

During public comment Tom High of backbayhouses.org suggested locating the equipment on the ground and screening with a fence so it is not visible from the alley.

In conclusion the application was approved with provisos. I. Demetriades initiated the motion and D. Sampson seconded the motion. The vote was 9-0 (JC; MC; KC; JCK; ID; ZG; EM; DS; RW).

- The unit must be located on the ground and screened so it is not visible from the alley, with details of the screening remanded to staff.

### **ADMINISTRATIVE REVIEW/APPROVAL**

Work that staff reviewed conforms to standards and criteria for administrative approval:

**21.0089 BB**

**182 Beacon Street:** At rear and side elevation replace five second story six-over-six and four-over-four non-historic wood windows in-kind,

- 21.0067 BB**                    **210 Beacon Street:** Replace rubber membrane roof in-kind.
- 21.0069 BB**                    **249 Beacon Street:** Replace rubber membrane roof in-kind and remove and re-build roof deck in-kind.
- 21.0070 BB**                    **281 Beacon Street:** At rear elevation replace three non-historic fourth-story one-over-one wood windows in-kind.
- 21.0067 BB**                    **291 Beacon Street:** Replace deteriorated roof slate and repair masonry at front façade.
- 21.0073 BB**                    **371 Beacon Street:** At front façade restore front entry steps.
- 21.0074 BB**                    **504 Beacon Street:** Re-point masonry at front façade and side elevation.
- 21.0076 BB**                    **545 Boylston Street:** Repair sidewalk.
- 21.0075 BB**                    **587 Boylston Street:** Replace window signage.
- 21.0077 BB**                    **28 Commonwealth Avenue:** At rear addition replace existing siding and roofing in-kind.
- 21.0078 BB**                    **40 Commonwealth Avenue:** At front façade repair masonry, replace deteriorated roof slate in-kind, and install new copper gutters and downspouts.
- 21.0079 BB**                    **191 Commonwealth Avenue:** At front façade and rear elevation replace fourteen non-historic wood windows in-kind
- 21.0080 BB**                    **250 Commonwealth Avenue:** At rear elevation replace two second story six-over-one wood windows in-kind.
- 21.0018 BB**                    **287 Commonwealth Avenue:** Repair chimneys and masonry.
- 21.0081 BB**                    **1 Gloucester Street:** At rear side elevation replace two non-historic wood casement windows with wood one-over-one wood windows.
- 21.0082 BB**                    **17 Marlborough Street:** At rear elevation replace decking in-kind.
- 21.0083 BB**                    **320 Marlborough Street:** At front façade replace four second-story one-over-one wood windows in-kind, and at rear elevation replace four second-story two-over-two wood windows in-kind.
- 21.0177 BB**                    **341 Marlborough Street:** Replace deteriorated sections of existing roof deck.
- 21.0084 BB**                    **378 Marlborough Street:** At front façade repair entry steps and curbing.
- 21.0085 BB**                    **143 Newbury Street:** Replace signage and door hardware.
- 21.0086 BB**                    **162 Newbury Street:** Re-point and repair masonry, replace deteriorated masonry in-kind, and repair existing windows.
- 21.0087 BB**                    **240 Newbury Street:** Replace existing window signage.

**21.0088 BB**

**323-327 Newbury Street:** Repair masonry at south façade; east sidewall, and east retaining wall.

In conclusion the applications were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 9-0 (JC; MC; KC; JCK; ID; ZG; EM; DS; RW).

**RATIFICATION OF 7/9/2020 PUBLIC HEARING MINUTES**

The minutes were approved. I. Demetriades initiated the motion and J. Christiansen seconded the motion. The vote was 9-0 (JC; MC; KC; JCK; ID; ZG; EM; DS; RW).

**6:11 PM** Commissioner Connor adjourned the public hearing.